

Village Council
December 20, 2010
6:30 PM
Minutes
Public Hearing

Call to Order: Mrs. Rush-Ekelberry called the meeting to order at 6:30pm

Roll Call: John Bender, Rick Deeds, Steve Donahue, Bobbie Mershon, Marilyn Rush-Ekelberry, Leah Turner

Purpose of the Public Hearing: To hear public comments on the Appeal filed by Applicant John Bakitis of 79 North Trine Street. Mr. Bakitis whose home is located in the Preservation Area was seeking Approval (PA-10-03) to change the siding on the existing home from wood to vinyl, change the windows on the existing home from wood to vinyl and to add a two story 10' x 15' addition with vinyl siding and windows.

The Planning and Zoning Commission at their October 20, 2010 hearing denied approval of the change of the siding from wood to vinyl and the two story 10' x 15' addition.

Presentation to Council:

Staff Report: Andrew Dutton

Mr. Dutton gave a power point presentation. A brief history of the application was given. August 9th, 2010 – P&Z denied the vinyl siding and the addition; approved the windows.

September 20th, 2010 – appealed to Council and remanded back to P&Z.

October 27th, 2010 – application denied again by P&Z

November 8th, 2010 - adopted the Findings of Fact and Conclusions of Law which stated that the Preservation Guidelines require that the buildings importance and information from the homeowner be taken into account when looking at changing from wood to vinyl. The addition should be added to the rear or side and the main structure remain the main focus. The roofline was also discussed.

Mrs. Mershon asked about the pitch of the roof and Mr. Dutton clarified the pictures in the agenda. Mrs. Rush-Ekelberry asked about the material that would be used on the addition. It would be asphalt shingles that looked a little like the slate on the original building.

Discussion ensued regarding the change in the Preservation Guidelines a year ago that require the additional documentation from the homeowner in this instance.

Planning & Zoning Commission: Michael Vasko

The Preservation Guidelines were created with the thought that in time the Preservation area may become part of the Landmarks / Historic Area. If we don't follow the guidelines, there will be nothing left to preserve. Everyone can come up with a reason to put vinyl siding on their house. It will always be lower maintenance than a painted home. These guidelines were adopted by Council to preserve the character of the community. The price of the painting the house is the price of maintaining the character of the community. If the character is no longer important to Council, then we should do away with the Preservation Guidelines.

When P&Z was presented with this issue, it was not an easy decision. No one wants to put homeowners under significant burden of cost that isn't necessary, but we are bound by the rules adopted by the Village. The price differential from going to hardy-plank which will hold paint for 10-12 years vs. going to vinyl is not that substantial.

Most of the members of P&Z would give the property owner the opportunity to have a hardy material that will also maintain the character of the community.

The side yard setback was administratively approved by Staff, not voted on. The set back distance of only 1 foot did trouble some P&Z members. The character of the addition, particularly the sloped roof instead of the dormer, didn't fit with the existing home.

Those were the issues that P&Z had with the addition. Primarily, the character of the addition was in question.

Dr. Bender asked why vinyl is so looked down upon. Mr. Vasko stated that it isn't a good/bad issue; it's retaining the historical quality of the community. Architectural details are lost and covered by vinyl. Further discussion ensued.

Property Owner: John Bakitis

Mr. Bakitis has been here since 1992. He gave a brief review of the issues.

He would be willing to do the gabled roofing, even though it would be more costly and is in keeping with other homes in the area. He continued with points regarding the reason the ruling should be overturned. .

1. It would be tasteful and not detract from the Village. It will add value to the Village and the property. Windows will be the same dimensions as the originals.
2. Many houses in the area have vinyl.
3. Believes that there is an overly aggressive interpretation of the Preservation Guidelines and they are going against their intended purpose.
4. Other properties have been approved for vinyl siding in the historic district and preservation area – ex: 47 E. Mound has a vinyl garage with a loft.
5. Neighbors signed a petition that the ruling should be overturned.
6. Governor Kasich has talked about common-sense governing and decision-making in Ohio. This is a prime example.

The architectural details will be preserved. As to the side setback, there can be no building on 79 Trine Street, which is why it was granted.

Mr. Donahue asked about the wording of the denial and the variance.

(Five Minute Limit per Person)

Council Comments/Questions:

Dr. Bender moved to adjourn; seconded by Mrs. Mershon.

NAYS

Motion passed. Time out -7:00pm